



Agricultural Commission Staff Report

Date: March 12, 2025

To: El Dorado County Agricultural Commission

From: Corrie Larsen; Assistant Agricultural Commissioner

Subject : **ADM25-007 Webb Ag Setback Relief**

Administrative Relief from Agricultural Setback to allow the conversion of an existing garage to a new single-family dwelling, adjacent to an existing single-family dwelling. Assessor's Parcel Number: 079-270-009

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project. Applicant currently has a 1200 square foot Single Family Dwelling (SFD) on the parcel and is applying to convert an existing garage to a new single-family dwelling.

The applicant's parcel, APN 079-270-009, is 20 acres, zoned Limited Agriculture – 20 acre (LA-20) and on the west side of Vogelsang Lane southwest of the intersection with Sly Park Road in the Placerville area of El Dorado County, Supervisor District 2. The parcel is located within a General Plan designated Rural Residential (RR).

The applicant's parcel is bordered by nine parcels; of which two parcels contains agricultural zoning.

Applicant is requesting that the setbacks for the proposed single-family dwelling on this parcel be reduced to 100 feet from the west property line (100' reduction) and 100 feet from the southeast property line (100' reduction).

Parcel Description:

- Parcel Number and Acreage: 079-270-009, 20.01 Acres
- Agricultural District: Yes
- Land Use Designation: Rural Residential, RR
- Zoning: Limited Agriculture 20 acres, LA-20
- Choice Soils: Josephine silt loam (JtD), Sites loam (SkD), 15 to 30 percent slopes

Discussion:

A site visit was conducted on February 24, 2025 to assess the placement of the proposed dwelling.

Staff Findings:

Staff recommends APPROVAL of the request for convert an existing garage to a new single-family dwelling., no less than 100" from the property line with APN:079-270-010 and 079-270-012. For this request staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:

1. *No suitable building site exists on the subject parcel except within the required setback due, but not limited to, compliance with other requirements of the General Plan or other County development regulations;*

The subject's parcel is constrained for building sites due to topography. The proposed building site uses an existing structure and congregates all development in one area minimizing potential negative impacts.

2. *The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

The applicant is converting an existing garage into a single-family dwelling. The dwelling site is in the same area as current dwellings on the agriculturally zoned parcel to the west. Congregating all development in one area will minimize the potential negative impacts. Vogelsang Lane and the topography create an existing buffer from the agriculturally zoned parcel to the southeast.

3. *Based on the site characteristics of the subject parcel and the adjacent agriculturally zoned land including, but not limited to, topography and location of agricultural improvements, etc., the Commission determines that the location of the proposed non-compatible structure would reasonably minimize potential negative impacts on agricultural or timber production use;*

The adjacent agriculturally zoned land existing dwelling is located in the same area as the proposed dwelling. This will limit any negative impacts to any agriculture uses on the adjacent parcels.

4. *There is currently no agricultural activity on the agriculturally zoned parcel adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place*

due to the soil and/or topographic characteristics of the adjacent agriculturally zoned parcel or because the General Plan Land Use Designation of the surrounding or adjacent parcels is not agricultural (e.g. Light/Medium/High Density Residential).

Staff also recommends that the applicant comply with Resolution No. 079-2007 Exhibit A of the Board of Supervisors pertaining to the adoption of the Criteria and Procedures for Administrative Relief from Agricultural Setbacks. Section B.5 requires the following action by the applicant: In all cases, if a reduction in the agricultural setback is granted for a non-compatible use/structure, prior to the issuance of a building permit, a Notice of Restriction must be recorded identifying that the non-compatible use/structure is constructed within an agricultural setback and that the owner of the parcel granted the reduction in the agricultural setback acknowledges and accepts responsibility for the risks associated with building a non-compatible use/structure within the setback.

If the Agricultural Commission cannot make the required findings in Resolution No. 079-2007, an application may be made to the Board of Supervisors for administrative relief. Such relief may be granted by the Board of Supervisors upon a determination by the Board taking all relevant facts into consideration that the public interest is served by the granting of the relief. Such applications shall be made to the Development Services Department and a recommendation made to the Board of Supervisors.



The County of El Dorado

AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667-4197

Phone (530) 621-5520
Fax (530) 626-4756

Greg Boeger, Chair- Agricultural Processing Industry
David Bolster, Vice Chair - Fruit and Nut Farming Industries
Lloyd Walker - Other Agricultural Interest
Shamarie Tong- Livestock Industry
Bill Draper- Forestry Related Industries
Chuck Mansfield- Fruit and Nut Farming Industries
Tim Neilsen- Livestock Industry

MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 1,000 feet of the subject parcel's boundary lines. Please note that the requested project may or may not affect your property.

The project listed below will be heard by the El Dorado County Agricultural Commission on **March 12, 2025**. This meeting is a public hearing that will begin at **4:00 pm** in the **Building A Board of Supervisors Hearing Room 330 Fair Lane, Placerville, California**. This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 3/12/25 and will be posted with the Agenda on March 7, 2025.

Planning Request and Project Description:

ADM25-0007 377417 Agricultural Setback Relief Administrative Relief from Agricultural Setback to Construct a New Single-Family Dwelling
Assessor's Parcel Number: 079-270-009-000

The applicant is requesting administrative relief from the required 200-foot agricultural setbacks for the above-referenced project be reduced to 100' feet from the western and southeast adjacent parcels (APNs 079-270-010-000 and 079-270-012-000) to allow for the conversion of an existing garage to a new single-family dwelling unit through a future building permit (377417).

The applicant's parcel, APN 079-270-009-000, is located on the west side of Vogelsang Lane southwest of the intersection with Sly Park Road in the Placerville area of El Dorado County, Supervisor District 2. The subject parcel is 20.01 acres and zoned Limited Agricultural - 20 acre (LA-20) with a General Plan Land Use Designation of Rural Residential (RR) located within an Agricultural District. Adjacent properties to the west and southeast are similarly zoned LA-20, to the east and southwest Rural Lands – 20 Acre (RL-20), all located within an Agricultural District. Lastly, the parcels to the north are zoned Single-Family Two-Acre Residential (R2A).

The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. ***Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.*

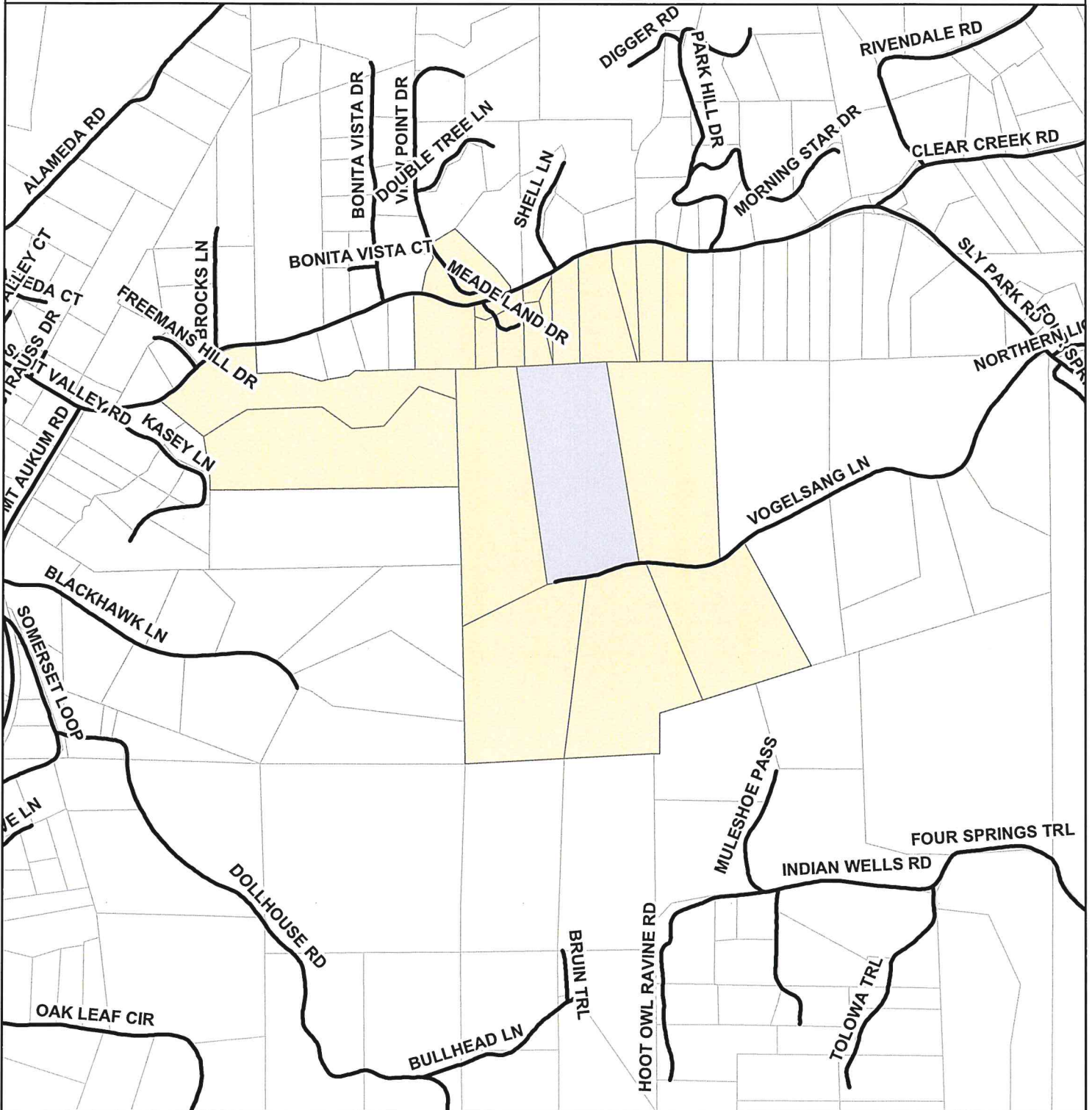
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx>. The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-6647. All questions relating to specific details of the project should be addressed to the Planner, Spencer McKenna, Associate Planner with Planning Services, (530) 621-5355. This notice was sent to you on 3/3/2025.

Webb

500 Ft. Notification



DISCLAIMER

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MAP PREPARED BY: LeeAnne Mita DATE: November 27, 2018
PROJECT ID: proj1ackson.n
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE: (530) 621-6511 FAX: (530) 626-8731

Parcel Base Webb500ft Webb BlackOak Roads

0 200 400 600 800 1,000 1,200 Feet

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

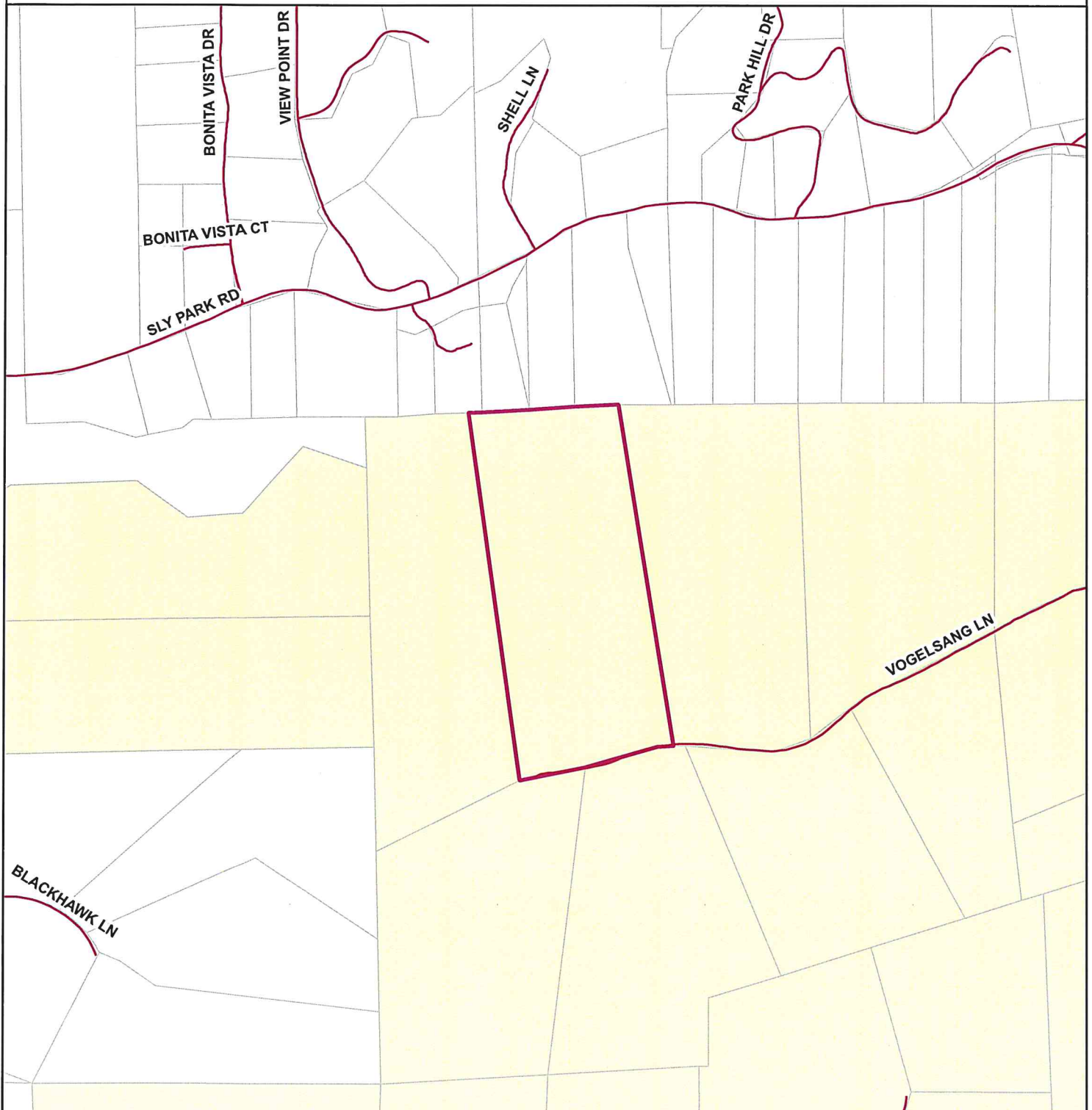


El Dorado County Agricultural Commission

25-0486 A 6 of 12

Webb

Proximity to Agricultural District



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MAP PREPARED BY: LeoAnne Mita DATE: November 27, 2018
PROJECT ID: projJackson_p

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-4511 FAX (530) 626-8731

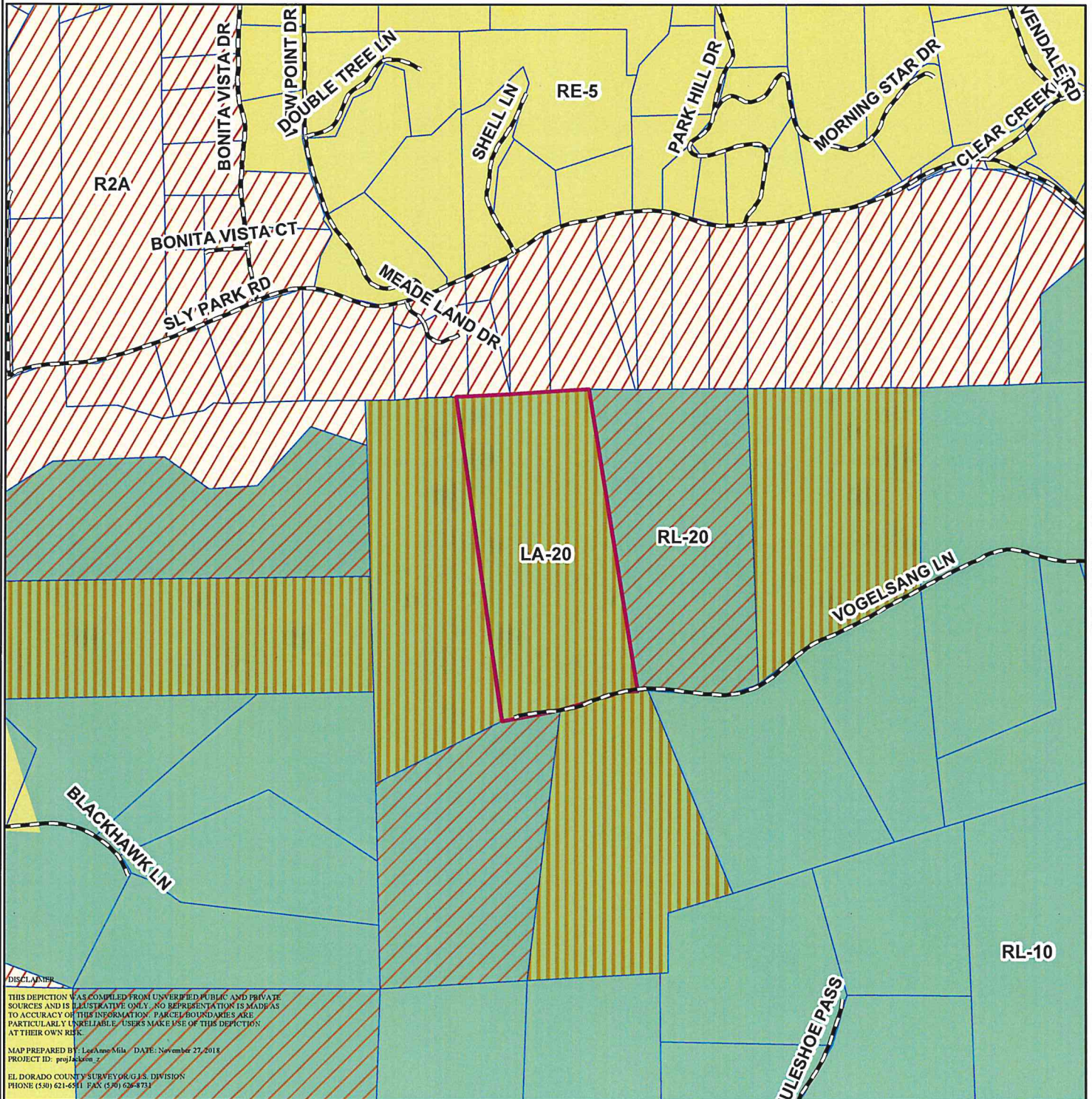
- Ag District
- Parcel Base
- Webb
- Ag Preserves
- Major Roads



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Webb Zoning



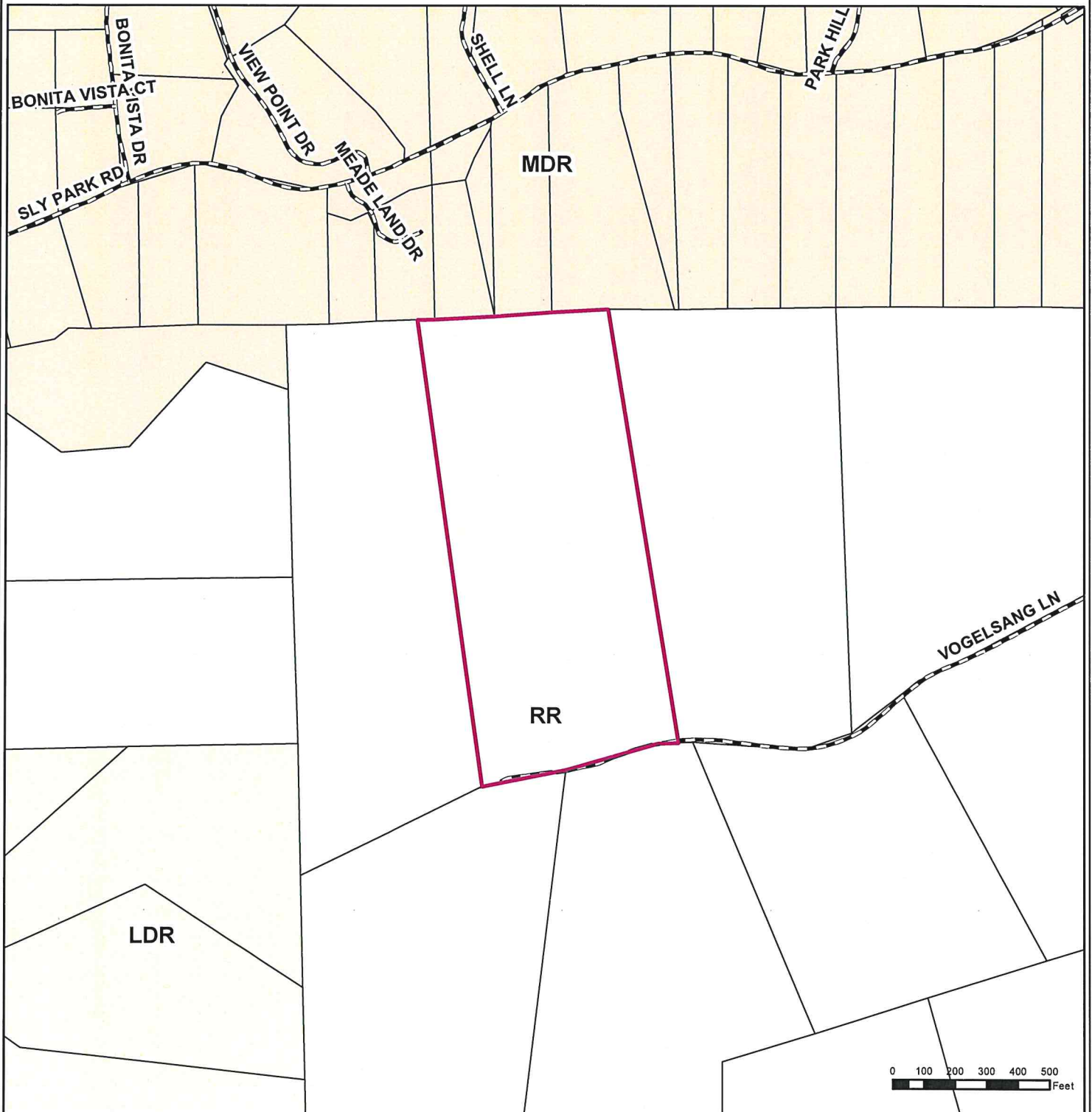
- | | | | |
|-------------|--------------------------------------|-----------------------------------|-----------------------------|
| Parcel Base | LA-20 = Limited Agriculture 20 Acres | RE-5 = Residential Estate 5 Acres | RL-20 = Rural Land 20 Acres |
| Webb | R2A = Residential 2 Acres | RL-10 = Rural Land 10 Acres | |
| Webb | | | |
| Roads | | | |



Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Webb Land Use



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MAP PREPARED BY: LeeAnne Mils DATE: November 27, 2018

PROJECT ID: projJackson_L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



Low Density Residential
Medium Density Residential

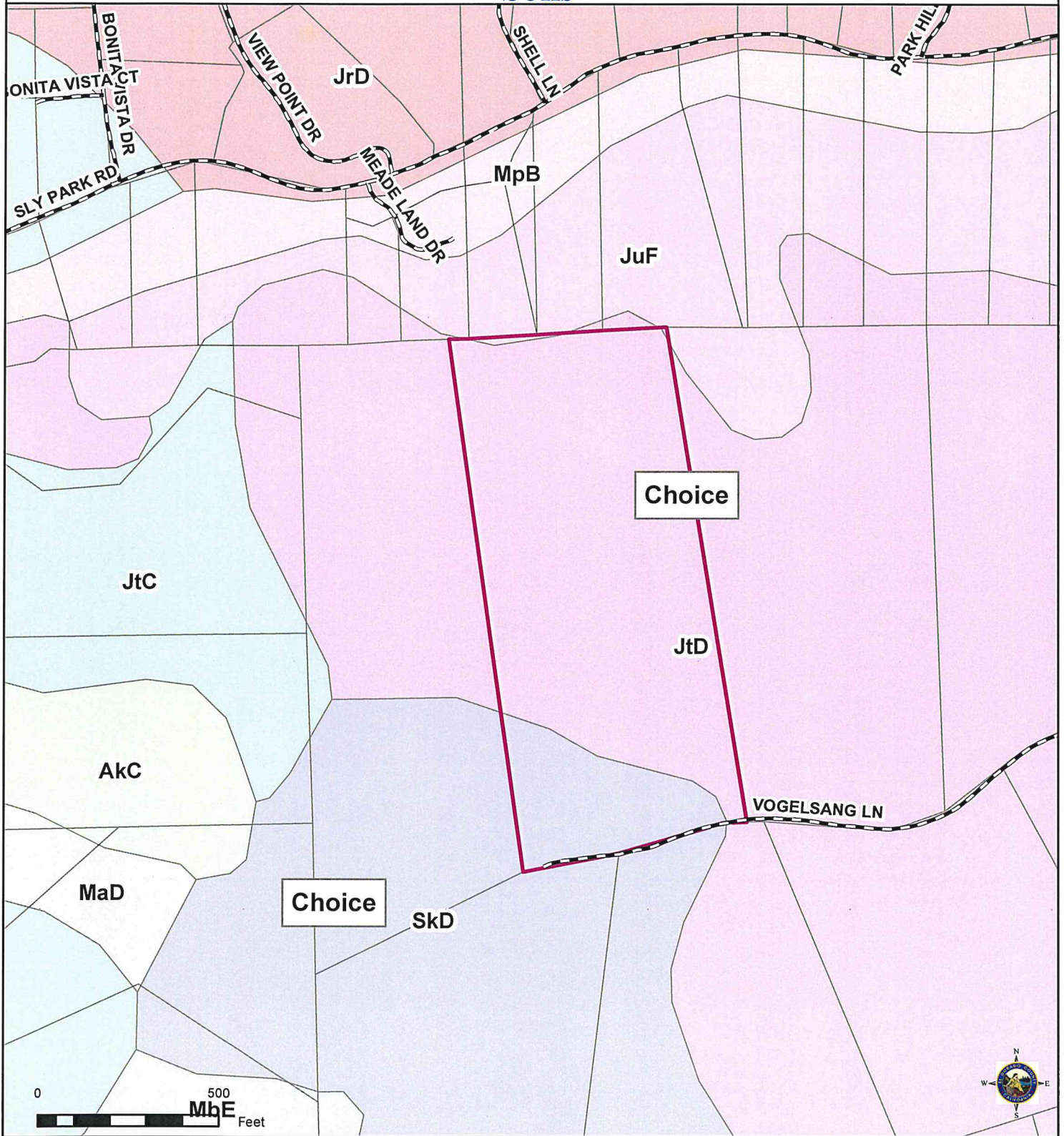
Rural Residential

Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Webb Soils

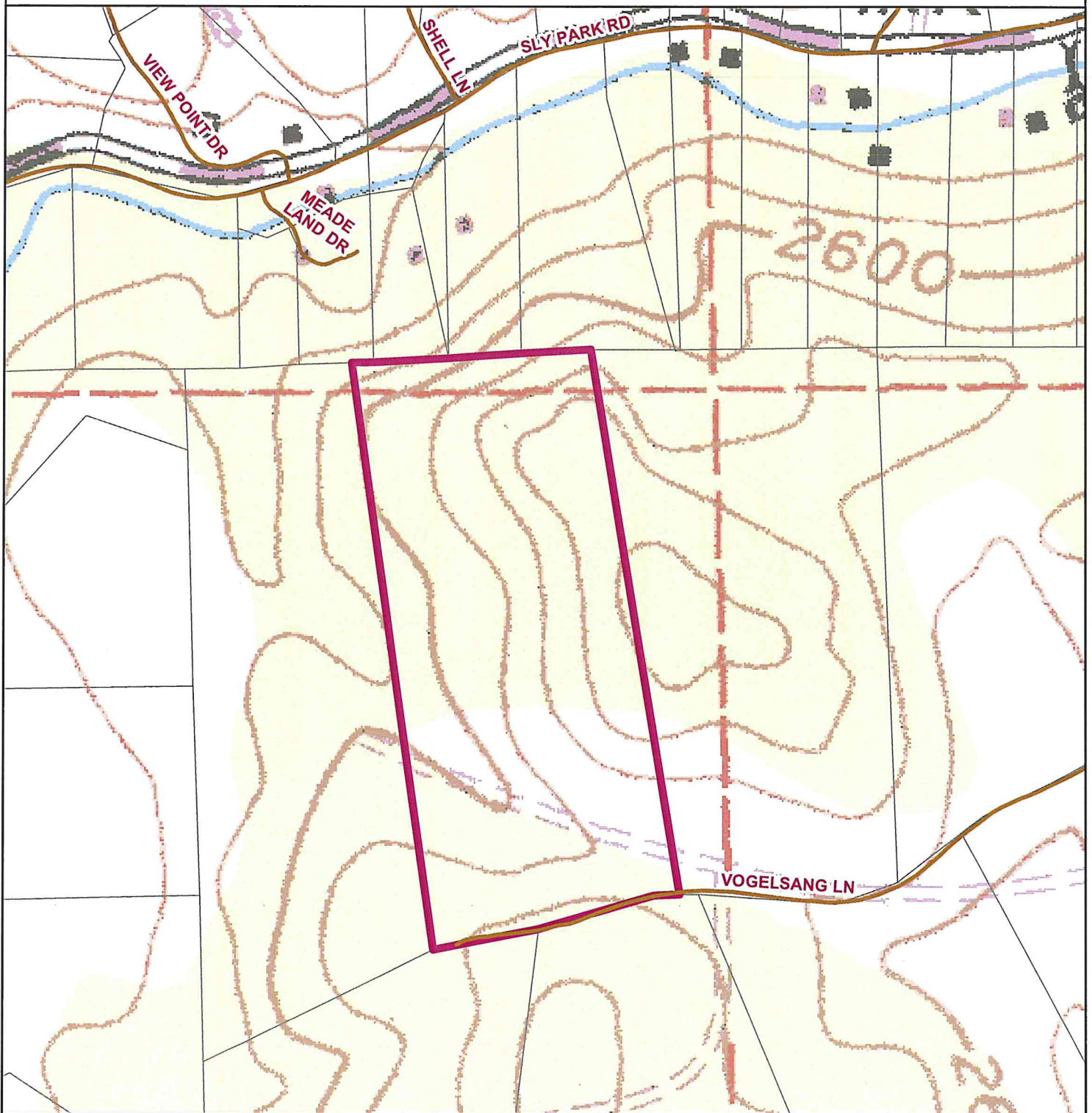


Webb	Josephine silt loam, 15 to 30 percent slopes	Mariposa gravelly silt loam, 3 to 30 percent slopes
Argonaut gravelly loam, 2 to 15 percent slopes	Josephine silt loam, 5 to 15 percent slopes	Mariposa very rocky silt loam, 3 to 50 percent slopes
Josephine gravelly loam, 15 to 30 percent slopes	Josephine very rocky silt loam, 50 to 70 percent slopes	Mixed alluvial land
		Sites loam, 15 to 30 percent slopes

Map Displayed in State Plane Coordinate System
NAD 83 California Zone 2, feet

El Dorado County Agricultural Commission

Webb Topography



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MAP PREPARED BY: LotAnne Nila DATE: November 27, 2018

PROJECT ID: projJackson_1

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

Legend

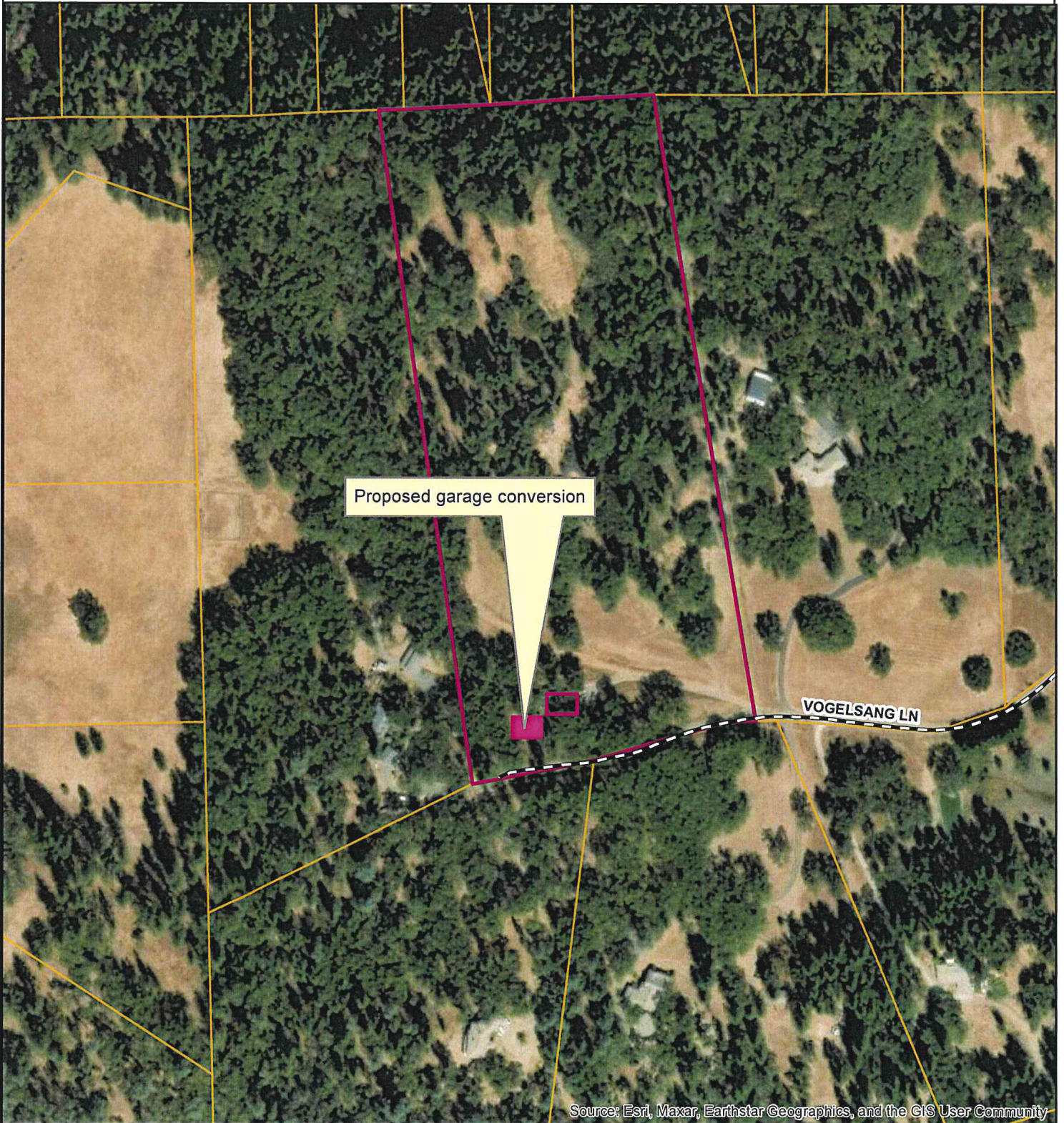


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Webb



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: Jackson_s

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

Legend

Parcel Base Webb Roads

0 100 200 300
Feet

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agriculture